

MINUTES OF A WORK SESSION WITH STAFF,  
A PUBLIC HEARING AND A REGULAR MEETING  
OF THE VINEYARD TOWN COUNCIL  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
April 27, 2016 at 5:00 PM

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**5:00 PM      WORK SESSION WITH STAFF**

**Present**

**Absent**

Mayor Randy Farnworth  
Councilmember Tyce Flake  
Councilmember Julie Fullmer – (electronically)  
Councilmember Dale Goodman

Councilmember Nate Riley

Staff Present: Public Works Director/Engineer Don Overson, Building Official George Reid, Town Planner Aric Jensen, Attorney David Church, Planning Commission Chair Chris Judd, Town Clerk/Recorder Pamela Spencer, Finance Director Jacob McHargue, Town Water/Sewer Operator Sullivan Love.

Others in attendance: Residents and Planning Commissioners Wayne Holdaway and Cristy Welsh.

Mayor Farnworth opened the work session at 5:03 PM.

Mayor Farnworth called for a motion to go into a closed session to discuss the character, professional competence, or physical or mental health of an individual.

**Motion:** COUNCILMEMBER GOODMAN MOVED TO GO INTO A CLOSED SESSION AT 5:04 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, AND GOODMAN VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

The Work Session resumed at 6:39 PM.

**PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:** Planning Commission Chair Chris Judd – Chair Judd gave an overview of the Planning Commission’s recommendations on the business items. Mr. Jensen explained how the driveways and drive approaches in the new developments would work.

Mr. Judd mentioned that they discussed a proposal to change the General Plan for the Clegg property to R-1-20.

**COUNCILMEMBERS’ REPORTS**

Councilmember Nate Riley – Councilmember Riley was excused.

Councilmember Julie Fullmer – Councilmember Fullmer no had new items to report.

Councilmember Dale Goodman – Councilmember Goodman reported that he attended the TSSD Board Meeting where they discussed the budget and audit. He added that it was determined that TSSD’s budget was legal.

Councilmember Tyce Flake – Councilmember Flake had no new items to report.

**MAYOR’S REPORT** – Mayor Farnworth reported that at Tuesday’s staff meeting they discussed the UVU property and that the Transportation Investment Generating Economic Recovery (TIGER) grant was not going to meet the deadline, so it would be a year before they could apply for it. He said they were going to be proactive, meet with Frank Young from UVU, and build a portfolio for the TIGER grant. Public Works Director/Engineer Don Overson explained that JUB saw holes in the grant application and would like to do a population study this summer. He mentioned that according to the county the per capita income was \$90,000, which means that they had no low-income housing. He explained the firm numbers on the cost and that they were waiting for letters of support from other organizations. He mentioned that he had an email from the Governor’s office stating that they were working with UDOT to get them a letter. He stated that the application was due on April 29.

## **AGENDA REVIEW**

Mayor Farnworth reminded everyone that he had final say for what goes on the agenda and that people needed to follow protocol. He said that it was okay to contact staff and they would verify with him that the item could go on the agenda. He stated that if anyone had any items for the agenda that would cost the town money, they needed to present the item with a fiscal impact statement.

### ***5.1 The Homesteads Pod 1 Phases 1-6 (The Orchards).***

Mayor Farnworth turned the time over the Planning Commission Chair Chris Judd.

Chair Judd explained that the Planning Commission had concerns with the development agreement, and had recommendations for follow up. He said that residents had concerns with the closing of Vineyard Road along the rail tracks south of Gammon Road and having to go through a neighborhood to get to their homes. Alternate Cristy Welsh mentioned that there were many concerns with this issue. Mr. Judd agreed with the residents but understood that there was a development agreement in place that they had to follow.

The council and staff discussed concerns with the roads in the Homesteads in relationship to the LeCheminant subdivision and their ability to enter and leave the town on Vineyard Road. They discussed concerns with using black chain link fencing. Planning Commission stipulated that they would like them to use wrought iron fencing instead. Density was a concern along with the timing of the original Vineyard Road closing and the new road being open. Mr. Judd thought it was in September. Ms. Welsh replied that the developer stated that they would open the new road and close the old road at the same time. Councilmember Fullmer asked where it stated that they would close that portion of the road. Mr. Overson replied that it would be a property swap for the Center Street Overpass. He stated that the phase going next to Vineyard Road could be done last. Ms. Welsh mentioned that if the overpass were to be built, there would be no concern with the traffic patterns. She said that people west of Holdaway Road would start using Holdaway Road, which she felt would not make the Holdaway Road residents happy.

Councilmember Goodman asked what the classification was for Gammon Road/Center Street. Mr. Overson replied that it would become an arterial road but was currently a collector road. He said that it would stay an arterial road because most of the traffic would be going north. Councilmember Goodman expressed concern with a 4-lane road being feed by a 2-lane road. Mr.

Overson asked if they had problems with the current 2-lane road. Councilmember Goodman said with the increase in residents it could become a problem until the overpass was built. Planning Commissioner Wayne Holdaway mentioned that Vineyard Road would be open going north to Main Street and the Vineyard Connector. Councilmember Goodman stated that he did not want to deal with the trains, schools, etc.

Mayor Farnworth said that there was no room to change it because of the agreement. Mr. Church stated that to make the build out of the Homesteads work they needed to prioritize the overpass. He said that the town agreed to take on the burden so they could move forward.

The council and staff discussed the parking concerns. Mr. Overson stated that the Orchards had more parking than the Edgewater project.

Councilmember Flake asked if the HOA would own the clubhouse and the town would own the park. Mr. Judd explained that there would be green space and a park deeded to the town. He felt that they needed to be separated. Mr. Overson stated that the developer had already submitted the request. Mr. Judd said that the Commission stipulated that they were to deed over sufficient water rights. Mr. Church explained that the water rights were taken out and the developer would have to pay a water acquisition fee. Mr. Judd felt that if it were to be a city park, would they have enough parking for any residents that might want to use it. Mr. Church replied that it would be determined by the amenities the town installed. Mr. Overson explained that it would be a small park.

Mr. Overson stated that parking would not be allowed on Vineyard Road.

Councilmember Goodman asked about the location of the guest parking stalls. Mr. Jensen replied that there were 132 guest parking stalls and showed where they would be located.

Council agreed to discuss the remainder of the agenda during the regular session.

**ITEMS REQUESTED FOR FUTURE AGENDAS** – no items were presented.

The Town Council took a 10-minute break at 7:20 PM.

### **7:30 PM      REGULAR SESSION**

#### **Present**

Mayor Randy Farnworth  
Councilmember Dale Goodman  
Councilmember Tyce Flake  
Councilmember Julie Fullmer – (electronically)

#### **Absent**

Councilmember Nate Riley

Staff: Public Works Director/Engineer Don Overson, Building Official George Reid, Town Planner Aric Jensen, Attorney David Church, Planning Commission Chair Chris Judd, Town Clerk/Recorder Pam Spencer, Water/Sewer Operator Sullivan Love.

Others in attendance: Residents Chris Judd and Cristy Welsh; residents Bobby Marroquin, Lindsey Ardmere, Mark Harper, and Kevin Mehner; Pete Evans, Nate Hutchinson, and Bronson Tatton with Flagship Homes/WatersEdge; Gerald Anderson and Stewart Park with Anderson Development; Mike Olsen with the Homesteads Development; Dave Erickson with Leisure Villas; Milan Malkovich with the LDS Church.

Mayor Farnworth opened the regular session at 7:30 PM. Councilmember Flake gave the invocation.

**CONSENT ITEMS:**

- a) Approval of the March 9, 2016 Minutes

Mayor Farnworth called for a motion.

**Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

**STAFF REPORTS**

Attorney – David Church – Mr. Church reported that he had been in communication with Union Pacific and that they were waiting changes to the agreement. He said that he anticipated receiving the exhibit within a few days.

Public Works Director /Engineer– Don Overson – Mr. Overson reported that the construction of the public safety building would begin on May 2 and would take approximately 210 day to complete.

Utah County Sheriff’s Department – Deputy Collin Gordon – Deputy Gordon was excused.

Town Planner – Aric Jensen – Mr. Jensen had no new items to report.

Finance Director – Jacob McHargue – Mr. McHargue reported that the purchasing report was in the DropBox and that he was working through the budget.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer had no new items to report.

Building Official – George Reid – Mr. Reid reported that the iWorQ software installation was going well. He said that he was working on the Construction Mitigation Plan and Administrative Citations code. He explained that the current Vineyard construction code stated that, “the building inspector shall have the power to stop work on construction, alteration, or repairs of buildings in the municipality when such work is being done in violation of any provisions of any ordinance relating thereto, or in violation of the subdivision or zoning ordinance.” He stated that there was major rewording on the remainder of the construction code that needed to be done. He said that was in the process, but he was not ready to present anything at this time. He suggested that they could proceed with a change to the fee schedule and then work with the new planner on the code changes.

Finance Director Jacob McHargue reported that he had scheduled the summer celebration for June 9.

**OPEN SESSION:** *Citizens’ Comments (Please see note below)*

Resident Bobby Marroquin living in the LeCheminant subdivision stated that he was here to learn about development going on in the Orchards subdivision in regards to traffic. He mentioned that the stop sign at the end of Gammon Road was not adhered to very often.

Resident Lindsey Ardmore living in the LeCheminant subdivision expressed concerns with the Orchard subdivision and the traffic patterns.

Resident Mark Harper living in the LeCheminant subdivision expressed concerns with the traffic pattern in the new development.

Mayor Farnworth called for further comments. Hearing none, he closed the public session.

## **BUSINESS ITEMS:**

### **5.1 DISCUSSION AND ACTION – The Homesteads Pod 1 Phases 1-6 (The Orchards)**

Mr. Michael Olsen requests preliminary subdivision plat and preliminary site plan approval for The Homesteads Pod 1 Phases 1-6 – Also known as The Orchards. The Project is located at approximately 500 East Gammon Rd. The Mayor and Town Council will take appropriate action.

Mayor Farnworth explained the development agreement between the developer and the town. He turned the time over to Town Planner Aric Jensen.

Mr. Jensen explained the applicant's request. He said one question that was asked was what would happen with the section of Vineyard Road south of Gammon Road, next to the railroad tracks, when the development went in and the new road was completed. He explained that the old road would be turned into a trail. He said that one idea from the Planning Commission meeting was to allow parking along the trail. He stated that the development met the requirements for parking. He said that Planning Commission recommended approval with the conditions in the staff report.

Mayor Farnworth called for comments from the council.

Councilmember Goodman asked if the second roundabout on the southern end would connect to Pod 2. Mr. Jensen replied that it would.

Mayor Farnworth asked about the fencing. Mike Olsen with the Homesteads explained how the fencing would work.

Councilmember Fullmer asked if the public's concerns had been addressed.

Councilmember Goodman asked when the new Vineyard Road section would be completed. Mr. Jensen replied that the new section of Vineyard Road would be completed with Phase 1. Mr. Olsen stated that the construction would start within 45 days and was already out to bid.

Councilmember Flake asked if the fencing was in the agreement. Mr. Olsen agreed to add it to the agreement.

Mr. Olsen explained that there were about .91 acres for the park and that they would like to landscape it when constructing the main road.

Mr. Marroquin asked about the speed limit on the new road. Mr. Overson recommended that the speed limit be at 30. He explained that there would be no lots fronting the road with people backing into traffic. He said that if they felt 30 would be too high then they could drop it to 25. Mayor Farnworth mentioned that it was not a straight road and had a roundabout. Mr. Overson said that they added raised medians to narrow the road and slow people down to move traffic and keep it safe. He explained that the difference was that the road did not have any driveways

connected to it. Councilmember Goodman asked why they were not fencing this road. Mr. Olsen replied that they wanted views into the landscaped areas. Gerald Anderson with Anderson Development mentioned that fencing would help keep children off the road. Councilmember Goodman expressed concern with the children's safety.

Mr. Marroquin asked what the lighting would be along the road and if there would be a sidewalk. Mr. Olsen replied that there would be sidewalk on both sides and 18 streetlights.

Mr. Marroquin asked what would happen to the road going into the LeCheminant subdivision. Mr. Overson explained that it would have a t-intersection until the Center Street Overpass was completed. He said that traffic coming from the south and turning left, would have to yield to traffic coming out of LeCheminant. He explained that they were moving the corner on Gammon and Vineyard down to the new section of road. He wanted to use that section of open space to create access to the trail system. Mr. Marroquin asked what the timeframe was on the trail. Mr. Overson replied that WatersEdge was building the trails now.

Micah Martin living in The Garden subdivision asked if there was land set aside for churches. Mayor Farnworth replied that the churches usually purchased land as the development went in. Milan Malkovich with the LDS Church mentioned that they were open to donations, but if no donations were made they would purchase the necessary land.

Ms. Ardmore asked why they were not fencing the road. Mr. Olsen with Homesteads Development replied that he would be willing to fence it if they find it became a safety issue. He stated that they could install the fence on the back of the sidewalks per phase if it were required.

Ms. Ardmore asked for clarification on the road design. Mr. Overson replied that the section going north would be a through road. He added that Gammon Road would have the stop sign.

Councilmember Fullmer asked if there was anything in writing that if, it became a safety issue, they would move forward with the fencing. Mr. Olsen stated that they could put it in writing.

Mayor Farnworth called for a motion.

**Motion:** COUNCILMEMBER FLAKE MOVED THAT THE COUNCIL GRANT PRELIMINARY SUBDIVISION AND PRELIMINARY SITE PLAN APPROVAL OF THE HOMESTEADS POD PHASES 1-6 (THE ORCHARDS) WITH THE FOLLOWING FINDINGS AND CONDITIONS AND INCLUDE STIPULATION 5:

FINDINGS

1. WITH THE CONDITIONS BELOW, THE PROPOSAL MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

CONDITIONS

1. THE APPLICANT SUBMITS A MASTER LANDSCAPE PLAN, IRRIGATION PLAN, FENCING PLAN, AND SIGN PLAN AS PART OF FINAL SITE PLAN APPROVAL.
2. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ALL FEES.
3. STAFF PROVIDE COUNCIL A STATUS UPDATE ON THE OPEN SPACE DEDICATION REQUIRED IN THE DEVELOPMENT AGREEMENT AND RELATED AMENDMENTS.

4. THE FINAL SUBDIVISION PLAT SHOWS THE CLUBHOUSE ON AN INDIVIDUAL LOT AND THE PARK OPEN SPACE AS BEING DEDICATED TO THE TOWN.
5. THE FENCING PLAN SHALL BE REVIEWED PER PHASE AS THE PROJECT CONTINUES.

COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

**5.2 DISCUSSION AND ACTION - Preliminary and Final Site Plan, and Preliminary Plat; The Villas at WatersEdge**

Mr. Dave Erickson on behalf of Leisure Villas, Inc., applicant, requests preliminary and final site plan, and preliminary subdivision plat approval for The Villas at WatersEdge, which is approximately 200 West Vineyard Road (400 North). The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Town Planner Aric Jensen.

Mr. Jensen gave an overview of the request. He stated that Planning Commission recommended approval with the conditions in the staff report.

Mayor Farnworth called for comments from the council.

Councilmember Goodman asked if the development was an HOA and if parking would be allowed on the streets. Dave Erickson with Leisure Villas replied that they would be public roads. Councilmember Goodman asked if on street parking would be allowed. Mr. Erickson replied that if on street parking was allowed in the code then it would be allowed. He felt that there would it be very little if any due to the amount of parking available. Councilmember Goodman asked if they would be through roads. Mr. Erickson explained that the roads were narrower to reduce speeds so there would be no advantage to cutting through the project.

Mayor Farnworth called for public comment. Hearing none, he called for a motion.

**Motion:** COUNCILMEMBER GOODMAN MOVED THAT THE COUNCIL GRANT PRELIMINARY AND FINAL SITE PLAN APPROVAL, AND PRELIMINARY PLAT APPROVAL, FOR THE VILLAS AT WATERS EDGE DEVELOPMENT WITH THE FOLLOWING FINDINGS AND CONDITIONS:

**FINDINGS**

1. WITH THE CONDITIONS BELOW, THE PROPOSAL MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

**CONDITIONS**

1. THE APPLICANT AND THE MASTER DEVELOPER (FLAGSHIP HOMES) INSTALL THE TRAIL, LANDSCAPING, FENCING, AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN AND WITHIN THE ADOPTED WATERS EDGE SPECIAL ZONING DISTRICT.
2. THE APPLICANT PAY ANY OUTSTANDING FEES AND MAKE ANY REDLINE CORRECTIONS.
3. THE APPLICANT CREATE AND RECORD THE APPROPRIATE COVENANTS TO ENSURE THAT THE DEVELOPMENT IS OWNED AND OCCUPIED IN ACCORDANCE WITH THE SENIOR HOUSING OVERLAY ORDINANCE AND

FEDERAL LAW REGARDING AGE-RESTRICTED DEVELOPMENTS (SENIOR HOUSING).

4. THE APPLICANT BE ALLOWED TO EMPLOY EITHER OF THE TWO EXTERIOR MATERIAL/COLOR SCHEMES, BASED ON MARKET DEMAND AND NEIGHBORHOOD COMPATIBILITY.

COUNCILMEMBER FLAKE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

### **5.3 DISCUSSION AND ACTION – Waters Edge Phase 6A (Windsor)**

Flagship Homes, applicant, requests preliminary subdivision plat approval for Waters Edge Phase 6A – Also known as Windsor. The project is located at approximately 400 N. Vineyard RD. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Town Planner Aric Jensen.

Mr. Jensen gave an overview of the request. He said that there was discussion of driveways versus roads. He explained that there appeared to be four (4) streets inside the subdivision but they were actually driveways. He said that after speaking with staff it was determined that the driveways should not terminate but go all of the way through. He said that they did not want to create a short cut for the homes on the other side, so they would have mountable curbing. He said that Planning Commission recommended approval with the conditions in the staff report.

Mayor Farnworth called for comments from the council.

Mayor Farnworth asked about streetlights. Pete Evans with Flagship Homes/Waters Edge replied that there would be streetlights on the streets but not in the alleys.

Councilmember Goodman asked if any of the streets would be public. Mr. Evans replied that they were not public streets. He explained that they had included the radius for a fire truck. He also explained how the alley driveways would work.

Mayor Farnworth called for a motion.

**Motion:** COUNCILMEMBER FLAKE MOVED THAT THE COUNCIL GRANT PRELIMINARY APPROVAL FOR WATERS EDGE PLAT 6A WITH THE FOLLOWING FINDINGS AND CONDITIONS:

#### **FINDINGS**

1. WITH THE CONDITIONS BELOW, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

#### **CONDITIONS**

1. THE PROPOSED LANDSCAPE PLAN IS REVISED WITH ADDITIONAL DETAILS MEETING THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE.
2. THE APPLICANT SUBMITS SINGLE FAMILY HOME PLANS MEETING THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE TO THE TOWN PLANNER FOR REVIEW.
3. THE APPLICANT MAKES THE CHANGES RECOMMENDED BY THE PLANNING COMMISSION AND SUBMITS THEM TO STAFF.
4. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ALL FEES.



COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

#### **5.4 DISCUSSION AND ACTION – Waters Edge Phase 6B (Bridgeport)**

Flagship Homes, applicant, requests preliminary subdivision plat approval for Waters Edge Phase 6B – Also known as Bridgeport. The project is located at approximately 300 N. Vineyard Rd. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Town Planner Aric Jensen.

Mr. Jensen gave an overview of the request. He mentioned that it would connect to the LeCheminant subdivision and the new portion of Vineyard Road. He said that Planning Commission recommended approval with conditions stipulated in the staff report.

Ms. Ardmore asked what the sizes of the lots were. Mr. Evans replied that the lots were 4,200 square foot minimum, which was about the same size as the LeCheminant subdivision. Ms. Ardmore asked if the homes in the first cul-de-sac would be facing opposite the LeCheminant homes. Mr. Evans replied that the homes would sit perpendicular.

Ms. Ardmore asked about fencing. Mr. Evans replied that there would be rear and side yard vinyl fencing.

Mr. Marroquin asked is there would be any parks in this subdivision. Mr. Evans replied that there would not be any parks.

Kevin Mehner living in the LeCheminant subdivision asked about the housing and the fencing. Nate Hutchinson with Flagship/WatersEdge explained the fencing plan.

Councilmember Goodman asked about the large lot shown on the site plan. Mr. Jensen replied that it was a detention pond.

Mr. Mehner asked if they could get the required fencing written into the plan. Mr. Church explained that they would typically fence off compatible from incompatible uses. He said that where neighbors back each other fencing was not required to be installed by the developer. Mr. Marroquin stated that there were only four (4) houses that would back to other homes.

Mr. Harper asked if the cul-de-sac was a problem and if it would be a reason to put a fence there. Mr. Evans said they would be better off not to put a fence there, so people would not run into it. Mr. Jensen mentioned that the residents in LeCheminant had already installed fences. Mayor Farnworth explained that if they were to start fencing people's back yards then they would have to fence everyone's.

Ms. Ardmore asked for clarification on the size of the lots and the homes. Mr. Evans explained the lots, homes, and that they would be built by Flagship.

Mayor Farnworth called for a motion.

**Motion:** COUNCILMEMBER GOODMAN MOVED THAT THE COUNCIL GRANT PRELIMINARY APPROVAL FOR WATERS EDGE PLAT 6B WITH THE FOLLOWING FINDINGS AND CONDITIONS:

FINDINGS

1. WITH THE CONDITIONS BELOW, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

CONDITIONS

1. THE PROPOSED LANDSCAPE PLAN IS REVISED WITH ADDITIONAL DETAILS MEETING THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE.
2. THE APPLICANT SUBMITS SINGLE FAMILY HOME PLANS MEETING THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE TO THE TOWN PLANNER FOR REVIEW.
3. THE APPLICANT MAKES THE CHANGES RECOMMENDED BY THE PLANNING COMMISSION AND SUBMITS THEM TO STAFF.
4. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ALL FEES.

COUNCILMEMBER FLAKE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

**5.5 PUBLIC HEARING - Amendments to the Town Zoning Ordinance, Town Zoning Map, and Town Land Use Map**

The Town Council will review and adopt amendments by ordinance after receiving recommendations from the Town Planning Commission. This public hearing shall remain open until August 2016. They Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Town Planner Aric Jensen

Mr. Jensen stated that Planning Commission had two (2) recommendations for the council to discuss. He said that one was Parking and Landscaping, and the other was Land Use Standards.

***Chapter 19 – Parking and landscaping within the parking areas.*** He stated that most of the changes were cleaning up the language. He felt that the parking stall requirements were not deep enough. He suggested that they be 20-feet deep with the ability to reduce them to 18-feet with a 2-foot landscape overhang. He said that the screening requirement had many elements referred to as peninsulas, which could create problems for and damage to snowplows. He said that packing snow in peninsulas reduced the parking and felt that they did not work in Utah. He read the suggested changes that would provide the best design to fit the code. He felt that the town had inadequate parking requirements in the code, especially in the multi-family. He suggested that for single, two (2) and three (3) family homes there needed to be 4 spaces; two (2) in the garage and two (2) in the driveway. He suggested that multi-family with 5 plus units did not need as many stalls. He recommended that a one-bedroom have 1.5 stalls, a 2-bedroom have two (2) stalls and 3 plus bedrooms have 2.5 stalls per unit, with guest parking of .25 stalls per unit. He felt that this needed to be the minimum number of stalls per unit.

Councilmember Goodman asked if this recommendation would resolve future parking issues. Mr. Jensen replied that in Bountiful, it had been enough, but during the holidays, they might need more parking. He felt that Vineyard might want even more. Councilmember Flake suggested that with the university coming in they were anticipating problems. He said that they were already having problems with not enough parking in the apartments.

Councilmember Goodman asked what Mr. Jensen thought they needed. Mr. Jensen suggested that they look at the zoning map and see which areas would be attractive to university type of housing.

Mr. Anderson felt that they needed to go better than one (1) stall per bedroom. He said that if they were getting more residents than anticipated and then adding UVU students the number of needed parking stalls could increase.

Mayor Farnworth asked if the future transit would cause the amount of cars to go down. Mr. Jensen replied that it may or may not, but suggested that they could build parking now and if the demand went down, they could allow the developer to build more units. Mr. Anderson stated that they would support a higher number of parking stalls.

Mayor Farnworth asked what this change would affect. Mr. Jensen replied that it would not affect the Town Center or The Forge because they would be based on parking studies. He stated that it would only affect those multi-family developments that had not already been approved. Mr. Anderson said that they would be willing to discuss increasing the parking in the Town Center.

Mayor Farnworth asked what the maximum was for the building height in the Town Center. Mr. Anderson replied that there were only minimums and no maximums. Mr. Jensen suggested that they change it to .5 guest stalls per unit.

Stewart Park with Anderson Geneva stated that a 3-bedroom unit could have three (3) cars. Councilmember Flake asked what the 3-bedroom requirement was. Mr. Jensen replied that it was 2.5. He suggested that if they had 3-bedrooms they needed to have three (3) stalls. Councilmember Flake said that they should have three (3) stalls and increase the guest stalls to .5 per unit. Mr. Anderson recommended that they tie the parking to the number of bedrooms.

Mayor Farnworth asked how restrictive this would be to the developers. Mr. Judd suggested that if they increase the parking most of it would be in the RDA area and the developers might request that the RDA build parking structures. Mr. Anderson stated that they were including in the purchase contract that the developer was not allowed to request RDA funding.

Councilmember Flake felt that the adjustment was adequate and that they could not project for all of the possibilities. Mr. Anderson said that they were trying to avoid the traffic and parking concerns that what was happening at Thanksgiving Point had. He felt that Thanksgiving Point was going to fail because of their lack of transportation vision. He stated that Anderson had tried to make all of the major roads in Vineyard bigger. He said that they had a major retailer coming in and needed to make sure the parking would be adequate.

Mayor Farnworth called for a motion.

**Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE THE CHANGES AS NOTED WITH THE ADDITIONAL CHANGES MADE, THAT 3-BEDROOM UNITS WILL HAVE THREE PARKING STALLS PER UNIT AND ALL UNITS WILL HAVE A HALF GUEST STALL PER UNIT. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, AND GOODMAN VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

**Chapter 32 – Changes to the land uses in the zones.** Mr. Jensen stated that the biggest and most important issue was that a few years ago there were changes to the zoning designations. He said that several designations were removed, the I-1 zone being one of them. He explained that they were replaced with the Manufacturing, Light Manufacturing and the Lake Oriented Mixed Use (LOMU) zones, which were never implemented within the town. He stated that when the I-1 zone was removed there were entire sections of the town that had no zoning. He said this happened because the zoning map had not been updated to include these new zones. He explained that the Planning Commission and staff went through and looked at the zones that had no real purpose and kept five (5) key commercial or nonresidential zones. He listed the zones as Regional Mixed Use, Community Commercial Zone, Regional Commercial (Big Box), Business Park, and Manufacturing. He said that the Planning Commission recommended that they reduce the zones and keep the five (5) key zones and their uses. He suggested that they take more time to go through each zone.

Mr. Jensen briefly mentioned the single-family zones. He stated that the big change was on the setbacks. He explained that in the residential zone they had 30-foot side yard setbacks with a minimum lot size of 60 feet. He suggested that they clean up the wording and include reasonable side yards.

Mayor Farnworth asked about amendments to the Zoning Map. Mr. Jensen suggested that they wait to approve the Zoning Map until they approve the text amendment.

Mr. Anderson mentioned that the town was required by law to notify the landowners when they were proposing to change the zones. Mr. Jensen replied that he had informed the landowners that they had un-zoned property and asked for their input.

Mr. Jensen mentioned that the Planning Commission had talked about the General Plan Map changes. He said that they would like the Clegg property to be shown as low density residential, similar to the RE-20 zone. He suggested that if the property owners felt differently they could petition to have it rezoned.

## **ADJOURNMENT**

Mayor Farnworth called for a motion to adjourn.

**Motion:** COUNCILMEMBER GOODMAN MOVED TO ADJOURN THE MEETING AT 8:57 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

Next regularly scheduled meeting is May 11, 2016.

MINUTES APPROVED ON: May 25, 2016

CERTIFIED CORRECT BY: /s/ Pamela Spencer  
P. SPENCER, TOWN CLERK/RECORDER